Newburyport Public Meeting

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September 15, 2009

AGENDA

- Introduction
- Project Background / Context
- Project Team
- Project Scope & Schedule
- Work To Date
- Discussion

Project Team

City of Newburyport – project beneficiary, permitting authority, public land owner

Merrimack Valley Regional Transit Authority (MVRTA) –funding recipient and manager of project

- Real Estate Perspectives – project operations manager for MVRTA
- SEA Consultants – project over sight engineer under Massachusetts General Law Chapter 149

Tetra Tech Rizzo – lead consultant, traffic, utilities, environmental impacts, hazardous waste site assessment

- Desman Associates – parking consultant assisting with site layout, accessibility and construction cost estimates
- Domenech, Hicks & Krockmalnic – lead architects assisting with building design, evaluating potential mixed use applications and visual/waterfront/neighborhood/historical impacts
- The Foster Company – project real estate appraiser
- Keville Enterprises – project estimator

Project Development Process

- Site Selection
  - Identify and Evaluate Six Sites
  - Evaluate Two Preferred Sites
  - Final Selection
- Permitting

Current Step

This Contract

- Preliminary Design
- Final Design
- Construction
- Maintenance

Future Contracts

Scope of Work

- Identify and Evaluate Six Potential Sites (On-going)
  - Review past parking studies
  - Conduct screening of the six potential sites based on a detailed list of criteria
  - Meet with public
  - Reduce the six potential sites to the two final sites.
- Determine size of intermodal parking facility
  - Existing parking needs, future parking needs and transit related parking needs *(On-going)*

Scope of Work (Continued)

- Conceptual Design of Two Final Sites
  - Land survey
  - Prepare up to three concept designs for each site
- Detailed Evaluation of Two Final Sites
  - Environmental
  - Traffic and Circulation
  - Visual, Historical and Neighborhood Character
  - Zoning Limitations and Permitability
  - Hazardous Waste Evaluation
  - Real Estate and Finance Evaluations
  - Construction Impact
  - Environmental Justice

Scope of Work (Continued)

- Site and Conceptual Design Selection
  - Prepare a site selection matrix
  - Recommend one site and one concept design for advancement
- Documentation
  - Prepare Draft Newburyport Intermodal Parking Facility Alternative Site Evaluation Report
- Permitting
  - Prepare and submit a joint document which will serve as an Environmental Notification Report (ENF) under the Massachusetts Environmental Policy Act and a Categorical Exclusion (CE) under the National Environmental Policy Act (NEPA).

Project Schedule

	May-Sept 2009	September/ October 2009	November 2009	December 2009	January/ February 2010
Identify and Evaluate Six Sites	*				
Detailed Analysis of Two Sites		*			
Site and Design Selection			*		
Prepare federal and state permit applications					
Comment Period					
Final Documentation					

** Public Meetings*

Downtown District

- Dominance of 3-story roofline
- Variety of ground floor uses

- Market Square and Inn Street

Downtown Historic Character

- Lively streets invoking human scale
- Preservation of historic buildings

Downtown Historic Character

- Use of brick and ornamentation

- Connection to landscaping

Downtown Architecture

- Architectural guidelines and signage
- Building frontage and scale

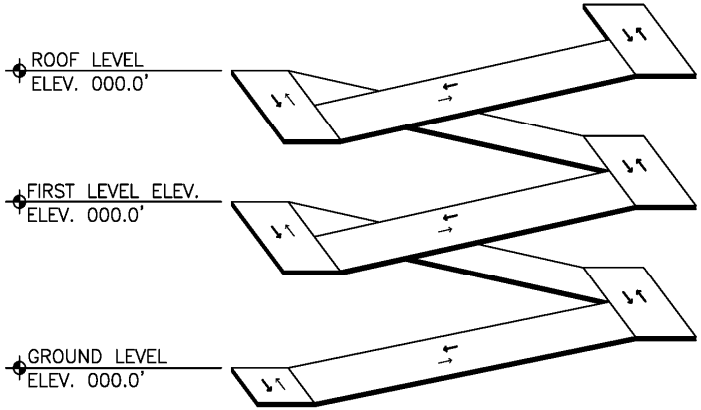
- Variety of ground floor materials and colors

Waterfront

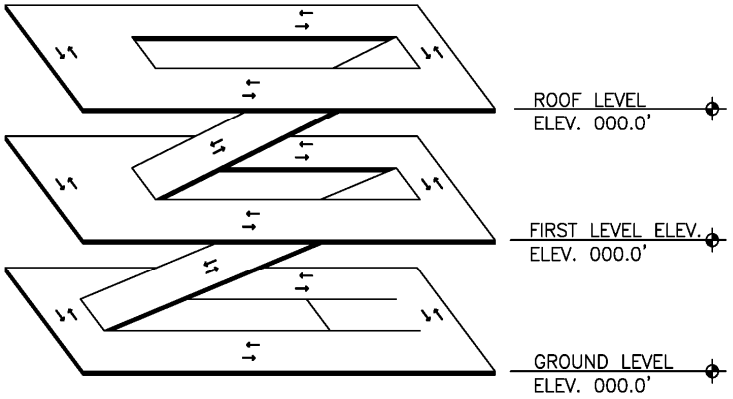
- Recreation along the boardwalk
- Waterfront Park

- Yacht Club and buildings north of Merrimac Street

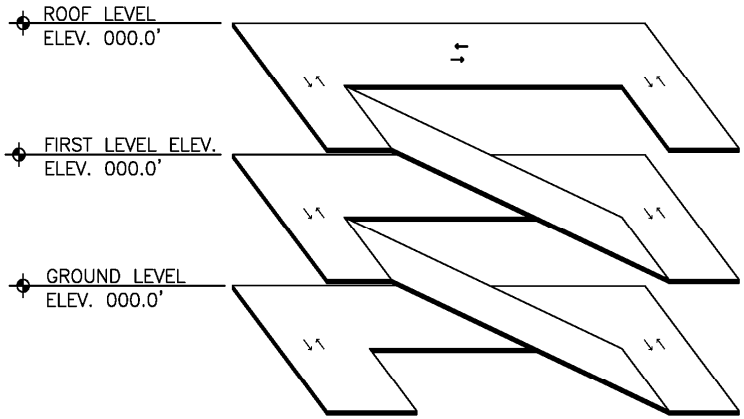
Functional Design – Vertical Circulation



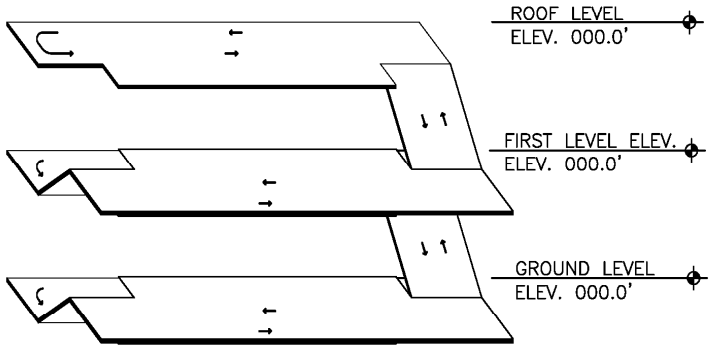
Single Thread Helix – Double Sloping Bay



3-Bay Side-by-Side Helix

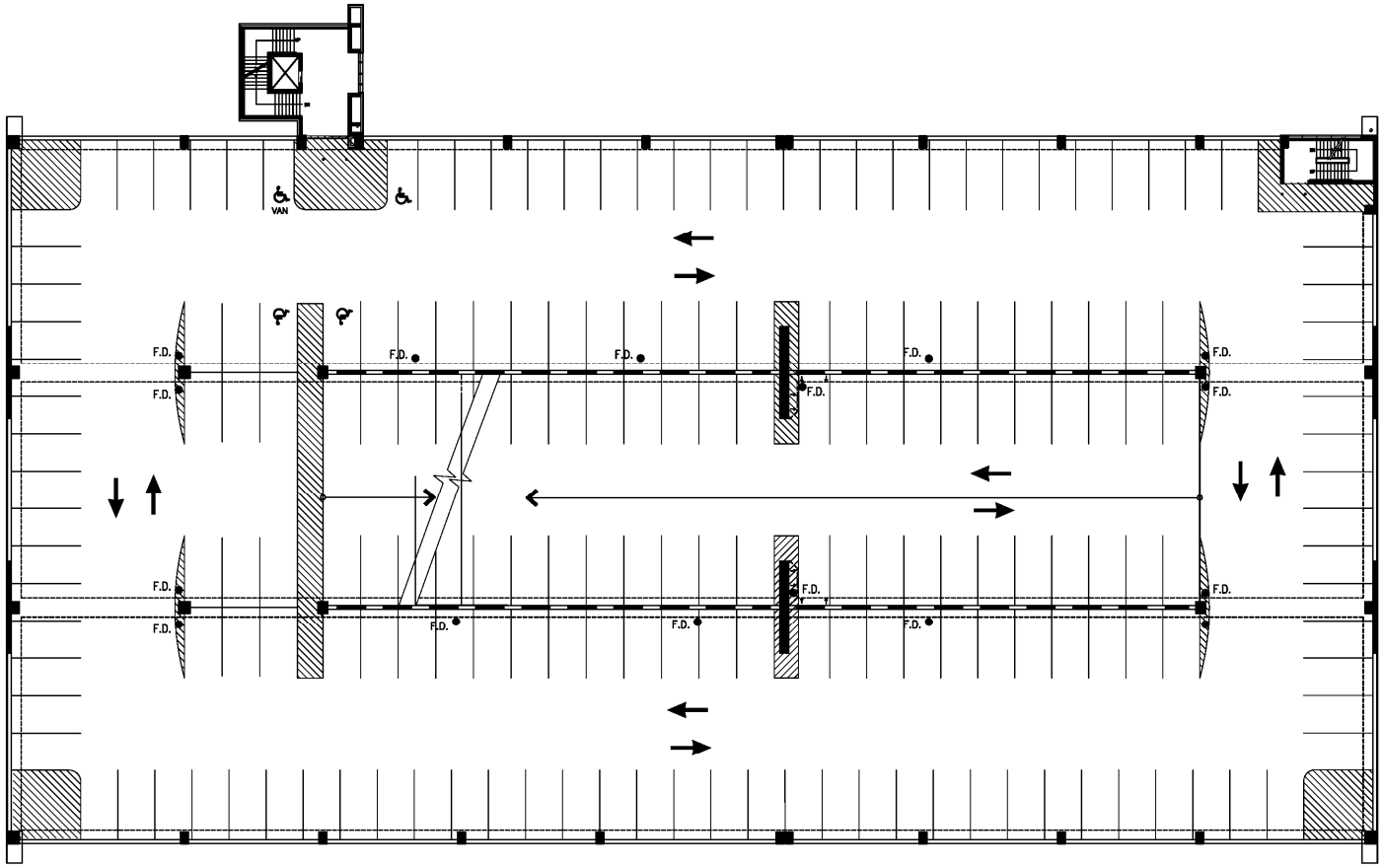


Single Thread Helix – Single Sloping Bay



Split Level

Functional Design – Garage Layout



3-Bay Side-by-Side Helix with Center Sloping Bay

Scope of Work

- Identify and Evaluate Six Potential Sites (On-going)
  - Review past parking studies
  - Conduct screening of the six potential sites based on a detailed list of criteria
  - Meet with public
  - Reduce the six potential sites to the two final sites.
- Determine size of intermodal parking facility
  - Existing parking needs, future parking needs and transit related parking needs *(On-going)*

Existing Parking Studies

- City of Newburyport Downtown Parking Study, September 1998
- Newburyport Structured Parking Study, November 1999
- City of Newburyport Structured Parking Study – Phase II, June 2002
- Newburyport Parking Management Plan, August 2002
- Newburyport Parking Committee Parking Patron Survey, August 2002
- Downtown Newburyport Parking Planning Study, April 2005
- Newburyport Parking Garage and Mixed Use Feasibility Study, July 2005

Ten Sites Considered

Base Map:
MassGIS April 2008 Airphoto

Six Sites For Initial Evaluation

Base Map:
MassGIS April 2008 Airphoto

Criteria

1. Parking and Multimodal Requirements

Multimodal conductivity

Accommodates parking demand

Net increase in parking spaces

2. Site Location

Availability of land

Efficiency of site size and layout

Consistency with city policies

Potential for mixed-use applications

Strengthens/enhances area retail/residential/commercial development

Zoning limitations

Ability to permit

Constructability

Utility availability

Potential for hazardous waste

Criteria (Continued)

3. Accessibility

Accessibility from Rte. 1 and Merrimac St. for cars

Compatibility with MVRTA bus routes (existing and future)

Access/egress for cars/vans at garage

Access/egress for MVRTA buses at garage

Access/egress for tour buses at garage

Accommodate MVRTA bus requirements (layover areas and number of bus bays)

Feasibility for separate entry and exit points for bus lane

Proximity to work locations in downtown

Proximity to neighborhoods in downtown

Criteria (Continued)

4. Environmental Impacts

Neighborhood

Vehicular

Pedestrian

On-street parking

Waterfront

Aquifer

Wetlands

Visual

Historical

Environmental Justice

5. Cost

Relative cost to acquire land

Relative cost to design/construct

Relative economic viability

Engineering and Architectural Site Evaluation

Criteria	1 Waterfront West	2 Titcomb Street	3 Green Street	4 Liberty Street	5 Prince Place	6 MBTA
Parking and Multimodal Requirements						
Multimodal Conductivity	◑	◕	◕	◕	◑	◕
Accommodates parking demand	●	◑	●	◔	◔	○
Net increase in parking spaces	●	●	◔	◕	◔	◑
Site Location						
Availability of land	◔	◑	●	○	○	◔
Efficiency of site size and layout	●	◑	◕	◔	○	●
Consistency with city policies	◑	◔	◑	○	○	○
Potential for mixed-use applications	◕	●	●	◔	○	○
Strengthens/enhances retail/residential/commercial dev.	◔	◑	◕	◑	◑	○
Zoning limitations	◑	◔	◕	◔	◔	◕
Ability to Permit	◑	◑	●	◔	◔	◑
Constructability	●	◑	◑	◔	○	●
Utility availability	●	●	●	●	●	◑
Potential for hazardous waste						
Accessibility						
Accessibility from Rte 1 and Merrimac Sts for cars/vans	●	◕	◕	◑	○	○
Compatibility with MVRTA bus routes	◕	◕	●	○	◑	●
Access/egress for cars/vans at garage	◕	●	●	◑	◔	◕
Access/egress for MVRTA buses at garage	◕	◕	◕	◔	○	◕
Access/egress for tour buses	◕	◕	●	◔	◔	○
Accommodate MVRTA bus requirements	●	◑	◕	○	○	●
Feasibility for separate entry and exit points for bus lane	◕	●	◑	○	◔	●
Proximity to work locations in downtown	◔	◕	●	◕	◑	○
Proximity to neighborhoods in downtown	◔	◕	◕	◑	◑	○
Environmental Impacts						
Neighborhood		◑	◑	○	○	◔
Vehicular	◕	◑	◑	◔	◔	◑
Pedestrian	◕	◕	◑	◑	◑	●
Existing on-street parking	●	◑	◕	○	◔	●
Waterfront	○	◕	○	◑	◕	◕
Aquifer	◔	◑	◑	◑	◕	◑
Wetlands	◔	●	●	●	●	◔
Visual	◑	◔	◔	○	○	◕
Historical	◕	○	◔	○	○	◕
Environmental justice	◑	◑	●	◑	●	●
Cost						
Cost to acquire land	◔	◔	●	○	○	◔
Cost to design/construct	◕	◑	◑	◔	◔	●
Relative Economic Viability	◑	◑	●	◑	◑	○
Total Points	384	379	440	259	242	348
Rank	2	3	1	5	6	4

Site Evaluation Summary

Criteria	1 Waterfront West	2 Titcomb Street	3 Green Street	4 Liberty Street	5 Prince Place	6 MBTA Station
Parking and Multimodal Requirements	57	51	49	42	30	33
Site Location	113	101	140	68	60	106
Accessibility	92	102	107	58	51	69
Environmental Impacts	77	85	79	61	71	100
Cost	45	40	65	30	30	40
Total Points	**384**	**379**	**440**	**259**	**242**	**348**
Rank	**2**	**3**	**1**	**5**	**6**	**4**

Discussion